VACANT PROPERTY REVIEW COMMITTEE

Caucus Room, City Hall
Philadelphia, Pennsylvania
Tuesday, January 10, 2017
10:15 a.m.

PRESENT:
SUSIE JARMON, OHCD, CHAIRWOMAN
DAIANA RAMOS, OHCD
ANDREW FRISHKOFF, LISC
JEREMY GRADWOHL, Council President
Clarke's Office
LINDA MEDLEY, Law Department
DAMARIS WALKER, Law Department
LOWELL THOMAS, PHDC
LISA WALKER, Revenue Department
AMANDA DAVIS, PIDC
MEREDITH TREGO, Commerce Department
ALAN UREK, Public Property
JAMETTA JOHNSON, Planning Commission
MELVIS DUNBAR, RDA
FREDERICK PURNELL, SR., Office of
Planning and Development
CHAIRWOMAN JARMON: Good morning. The Vacant Property Review Committee is now in session. My name is Susie Jarmon.

Are there any attorneys in the room?

(Hands raised.)

CHAIRWOMAN JARMON: You want to come up. Go up to the podium there, sir.

(Witnesses approached podium.)

CHAIRWOMAN JARMON: And what address are you here for?

MR. McGARRITY: 1539 South Cleveland.


Could you state your name for the record.

MR. McGARRITY: My name is James McGarrity. I represent the administrator, Edward Jenkins Jr., the estate of Edward Jenkins Sr.

CHAIRWOMAN JARMON: And can you
state your name for the record, sir.

MR. JENKINS: Edward Jenkins Jr.

CHAIRWOMAN JARMON: And you're here requesting a release on the property at 1539 South Cleveland Street?

MR. McGARRITY: Yes. His parents own 1541. They were both in their mid 90's and passed away in 2016. He does have an agreement of sale that's contingent on selling both properties. Settlement was just held up until we get the release when it turned up on the title report.

I have the administration letters and death certificates for both parties.

CHAIRWOMAN JARMON: You can get those to me so we'll have it.

Are there any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: This was issued as a side yard back in 1986.
MR. THOMAS: It does look from the picture like there's some debris from a plaster wall that's falling off and some other stuff in the space. Can you guys have that cleaned out to receive the release?

MR. McGARRITY: Yes. And it's part of the settlement too for the transfer.

CHAIRWOMAN JARMON: So you're going to have to have this debris cleaned up before we can prepare the release. So once that's done, you can contact me and let me know that it's done and we'll have it inspected.

MR. McGARRITY: Okay.

He said the picture shows debris.

CHAIRWOMAN JARMON: Debris on the side here.

MS. DUNBAR: The wall is crumbling.

MR. JENKINS: Yeah, yeah, yeah.

CHAIRWOMAN JARMON: Okay. Are
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there any questions?

(No response.)

CHAIRWOMAN JARMON: Can I get a recommendation?

MR. THOMAS: I move that we offer the release contingent upon photographic evidence that the condition is -- the lot had been cleaned up.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

We'll be in touch.

MR. McGARRITY: Thank you.

CHAIRWOMAN JARMON: Any other attorneys?

(Hands raised.)

CHAIRWOMAN JARMON: What address are you here for, Judy? Are you here for the 12 --

MR. KWAIT: Yes.

CHAIRWOMAN JARMON: Okay. You want to come up?
(Witness approached podium.)

CHAIRWOMAN JARMON: This was a property that was transferred to Habitat and then Habitat transferred to 1260 Housing Development Corporation, 4245 Stiles Street.

MR. KWAIT: 4245 West Stiles Street. Robert Kwait on behalf of 1260 Housing Development Corporation.

This is a vacant lot that we acquired from Habitat in 2004, I believe, and I think Habitat acquired it back in '98 from the Redevelopment Authority. We've been maintaining it as a vacant lot. We have an agreement of sale, $5,000 contingent upon a release of the reverter, which appeared in the title. And it's about a 12 by 50 foot lot, and we've kept it as open space, but we can't do anything with it, so...

CHAIRWOMAN JARMON: Are there any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON:
Recommendation?

MS. DUNBAR: Motion to release or provide the certificate of completion.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. KWAIT: Thank you.

CHAIRWOMAN JARMON: We're going to get started on Page 2. We have three side yards - 2442 North Corlies, 3035 North 8th Street, and 2628 North Douglas Street. Can I get a recommendation?

(No response.)

CHAIRWOMAN JARMON: Can I get a recommendation?

MR. FRISHKOFF: Motion to transfer for no consideration.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.
The next items are urban garden agreements that can be accepted.
The next items are properties that are being sold by the Land Bank.
The first group, Raza Homes, LLC, are changing the name. They were on the agenda last month. So they want the name changed. They're changing the name from Raza Properties to Raza Home, LLC. The addresses are 1307 North Newkirk, 2715 West Cabot, 1437 North Dover Street.

MS. DUNBAR: Motion to authorize the name change.
(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?
(Aye.)

CHAIRWOMAN JARMON: The next item is for a side yard, 2440 North Waterloo Street, Milianie Boyer Melendez. Can I get a recommendation?

MR. GRADWOHL: Move to transfer.
(Duly seconded.)
CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: The next item is 2208 Mascher Street, Iris Santa, as a side yard. Can I get a recommendation?

MS. DUNBAR: Motion to transfer.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: The next item we want to table because we didn't get the name of the new entity from the Redevelopment Authority. So we're going to table this until February.

The next are three lots that the applicant is asking for a name change. She was here last month. Originally she was given a six-month extension. Now she's here asking that it be transferred to an LLC, if I'm not
Can you come up to the podium, Stephanie Green.

(Witnesses approached podium.)

CHAIRWOMAN JARMON: These properties were sold to Stephanie Green for $10,000 for all three, and she originally wanted to sell, but I'm not really sure what the request is today.

Can you just state your name and let the Committee know what you're here for.

MS. GREEN: Good morning. My name is Stephanie Green. I would like to take this time and I really appreciate your attention in helping me through this process as a first-timer.

I'm sure you have questions about -- I'm sorry. I'm sure you have questions. I'm going to do my best to address them. If it's all right, I would like to -- if it's all right, I would like to answer any remaining questions after you heard from both me and my
partner, Vince, if that's okay.

When I was here last month, I proposed an outright sale of the lots to V2 Properties. Since then I reconsidered and decided to joint venture with V2 Properties, an idea in which you indicated you would be open to approving.

In addition to that, there are two main reasons for my decision. One, I think it would be best for the neighborhood, and I'll be able to be leveraged with Vince and experience to build this home in a better and a faster manner.

Two, I'm going to benefit by learning as I walk through this process with a more experienced teammate.

We already formalized a partnership in the form of 2019 East Huntingdon Street, LLC. So the first steps we'll need to take is to transfer the properties from my name to an LLC. This distributes everything fairly and protects us from liability.
My new partner, Vince, is here to speak about our next steps, but before I turn the podium over to him, I'd just like to add that I am no stranger to the South Philly and Point Breeze area. I grew up directly around the corner from the 2200 block of Wilder Street, and I'm extremely excited and proud to be a part of this renewal.

Thank you again, and here's Vince to describe the rest of our plans, including our schedule and how else we will need your cooperation in going forward.

MR. VINEY: So my name is Vince Viney with V2 properties. So our goal really is to partner with Stephanie. We created an LLC, and we're going to be developing these three properties. We've built probably almost 300 homes in the Center City area over the past seven years. So we thought that we could help Stephanie a lot by keeping her involved and keeping
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2 her on as a partner. So we'll
3 aggressively, as we do, move through the
4 construction process and get these
5 buildings built as quickly as possible so
6 that we can -- that street, we already
7 actually owned a property on our own on
8 that block, and then with the three that
9 we'll be partner with Stephanie, we'll be
10 putting four new construction homes on
11 that block. So we think we can vastly
12 improve the block pretty quickly.
13 The last piece is that as we
14 have with other situations in the past,
15 when we work on these development
16 opportunities, we need to bring banks
17 into the picture for construction
18 funding. The problem is that the banks
19 are not -- they're not comfortable
20 financing the properties unless they have
21 a release in place, because the bank is
22 not willing -- you can't ensure the title
23 with the RDA release. So we'll also need
24 your help in releasing the RDA right of
25 reverter so that we can gain our
construction funding and build the properties out.

CHAIRWOMAN JARMON: Are there any questions from the Committee?

MR. PURNELL: Yes.

MS. MEDLEY: First of all, you're still within the six-month extension. I'm not sure why you're saying that the banks won't give you funding with the release in the deed, because we do that all the time. On the rare occasions where that is a major issue, and that's usually with way bigger development deals, we do a subordination agreement. So that's a non-issue.

And I guess I'll let the Committee discuss what they want to do about the six-month extension versus -- but the release, just to be clear, the release is a non-issue.

MR. VINEY: So in the past when I've been here on my own, I've had banks that have written a letter to the Committee stating that without the
release they're -- because they're not
willing to take the exception to the
title of having the RDA right of
reverter. So they've required that we
had it removed before -- they won't fund
the loan. I mean, I've had this happen
at least three or four other times. In
other occasions we have moved forward in
that direction. It's been my experience.
I mean, maybe other banks do something
different, but the ones I partner with
are not comfortable with --

   MS. MEDLEY: Well, perhaps that
is the case, because I myself have done a
number of subordination agreements but,
again, I guess they're on bigger deals.
But in this case specifically, I know
that given the length of time that's
already expired, this Committee is not
going to be able to grant a release. So
that's a non -- that's just not going to
happen.

   MR. VINEY: So just to clarify,
you're saying there's another way to go
at this where there's the Committee, you issue a subordination to the bank? See,
I'm unfamiliar. In the past we've done a release, so this would educate me.

MS. MEDLEY: That is an option if that's something the Committee wants to consider. I'm not saying it's going to happen. I'm just saying that is an option. That is a way that other -- that has been dealt with other situations, and that will be a non-issue.

MR. VINEY: So we're really here to ask for an extension and -- we're here to ask for an extension and we're asking that the Committee approve the partnership of the new LLC.

MS. MEDLEY: As I understand it, you're currently -- well, Ms. Green is currently under an extension that hasn't expired. I believe that's due to expire in March. So that would be the time that the Committee would consider an additional extension.

MR. PURNELL: If I'm not
mistaken, you were here in December, and what the Committee at that time had advised you, that if you were able to come forward with a development plan that had a reasonable timeframe that we can --

MR. VINEY: We have that.

MR. PURNELL: -- review and act upon, then we would possibly consider moving forward. But I don't hear any of that.

MR. VINEY: We have that.

We'll hand that out. We have prepared that for you today.

MR. PURNELL: To the Chair.

(Paperwork handed to Chairwoman Jarmon.)

MR. PURNELL: And just for the record, it would have been nice to have gotten this, since you were here last month, in advance of the meeting. So I'm not trying to steer the Committee in any direction, but most of us -- all of us will be seeing this for the first time.

MR. VINEY: I'm sorry about
that. I didn't realize we should have submitted that in advance. My apologies.

MS. MEDLEY: Just so we're clear for the Committee, what exactly is your request today?

MR. VINEY: Our request today is that the Committee -- we want to work in good faith for Stephanie. I guess from my perspective, I don't want to create this partnership, only to have the possibility that in six months when we have three new construction homes that are 80 percent complete, to have the Committee not at that point be comfortable releasing the RDA right of revert. That would be a concern. If the Committee is comfortable with our approach, and that this is an approach that we believe the Committee would support. So you can see where I'm coming from. So if we got --

MS. MEDLEY: I think I hear your point, but just to be clear, the release won't be ready until the property
is developed. So it wouldn't -- 80 percent wouldn't happen.

But I just want to be clear so the Committee knows what they're considering. So Ms. Green today is requesting?

MS. GREEN: To have the properties transferred over into an LLC.

MS. MEDLEY: Okay.

MR. THOMAS: I was just going to say, if I understand correctly, your concern is that you would have the properties 80 percent complete and then the Committee would execute reversionary interest at that point and take the properties back even though they were nearly done?

MS. VINEY: Right. My concern is that we transfer these properties into the new LLC, of which Stephanie and I are partners of, and we continue and progress through new construction development and then we come back in the March meeting or the February meeting and the Committee
isn't comfortable potentially granting
the removal of the right of revert.

MR. THOMAS: Like Ms. Medley
said, we would only do that when the
property is completed, but we've never --
if a property is nearly done, we've never
executed reversionary interest to take it
back. There would be no reason to do
that, if that allays your concern at all.

But I do have some questions
surrounding the timeline here. The
permitting, you have 1/10 to 2/21, but
I'm a little unclear. Have you guys
actually formalized the LLC or is that
still -- are you waiting -- is the
formalization of the LLC contingent upon
the decision of this Committee?

MS. VINEY: That's correct.

MR. THOMAS: How long does that
take and then how long would you begin
getting permits?

MS. VINEY: Thank you for the
question. So, yeah, to answer your
question, yes. We have not formalized
the LLC yet. We were waiting for the direction of the -- approval of the Committee. Once the Committee does so, actually Steph and I are planning to go right from here to a notary to actually execute that agreement and then begin the process of submitting for building permits.

CHAIRWOMAN JARMON: Any further questions from the Committee?

MR. GRADWOHL: So the point at issue is the name change, right?

MR. FRISHKOFF: Well, I think it's the name change, but I also think it's resetting the clock. Putting aside that we're still within the extension period, I think the request is an extension that reflects this timeline with also the new entity.

MS. VINEY: I would agree.

Thank you.

MR. THOMAS: We can't do that.

MR. GRADWOHL: We can't grant the extension right now, though, until
it's up.

Mr. Frishkoff: I say we probably can, because once it's a new entity, the extension is moot. Once it's a new entity, we're starting from scratch.

Ms. Medley: No.

Ms. Dunbar: No, that's not true.

Ms. Medley: Not necessarily.

Mr. Frishkoff: Well, we could. I mean, there's no reason why it couldn't.

Ms. Dunbar: So can we --

Ms. Medley: If the Committee wanted to do that, I guess that would be something that the Committee can discuss, but to me it doesn't make sense given -- specifically it doesn't make sense, but given the circumstances of this case, why not wait until the end of the current extension.

Mr. Frishkoff: I'm just not sure what we are looking for at the end
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of the current extension.

MS. MEDLEY: Movement.

MR. FRISHKOFF: Are we looking

at basically that excavation and

foundation work has begun based on the
timeline? That's a little bit odd. I

mean, we want the property done, so why

not make an extension that --

MS. JOHNSON: The extension
doesn't in any way impact their ability
to move forward with it. If they have to
come back, they'll just come back and let
us see the progress that they've made at
that point.

MR. FRISHKOFF: But why would
we give --

MS. JOHNSON: Because there's
been some complications with this
specific disposition that we want to
monitor and ensure that it is moving
forward. I think that that gives us
cause for concern. I think it's
perfectly reasonable that we should see
when this extension ends in March that we
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can be given an update. At that point we would issue another extension. There's no reason -- that doesn't stop the progress of their development.

MS. VINEY: Madam Chair?

MS. DUNBAR: What I think that we could say is that you don't necessarily have to come back in March, but you would demonstrate that you have formalized the new LLC, that you have gotten your permits and you've shown some progress. So you could submit in writing the request, along with your documentation, to show that you've made that progress and you're requesting an extension. So that way, you don't have to come back in, but it would be presented to the Committee that you have demonstrated all those steps and progress is being made. We will not unreasonably withhold any type of request as long you're showing progress.

MS. VINEY: Okay. That would be great. And I just -- my only last
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Concern is that would the bank want to see that an extension is in place to cover the timeline of the project? Just because the bank is going to be funding this project and they're going to want to know that the Committee is on board with the actions that we're taking.

This is new territory for me, because in the past we've had releases.

MS. MEDLEY: If the bank requests a letter from the City saying what the current status of it is, we could get that to you.

MS. VINEY: Great. Thank you.

CHAIRWOMAN JARMON: Can I get a recommendation?

MS. DUNBAR: So --

MR. GRADWOHL: I had a question.

CHAIRWOMAN JARMON: Sorry.

MR. GRADWOHL: With the new LLC, 2019 East Huntingdon Street, LLC, so this will be a nominal transfer from Stephanie Green to that LLC, correct?
MS. VINEY: Correct.

MR. GRADWOHL: But that LLC has not been formed yet?

MS. VINEY: The LLC already is formed. That's why the address is unusual. It was an LLC I've used for another project. So it is already formed and active.

MR. GRADWOHL: Okay. So in that case, could you speak to what extent of the value of the property Ms. Green is holding on to in this process?

MS. VINEY: Ms. Green will hold on to 50 percent of the value of the property.

MR. GRADWOHL: 50 percent?

MS. VINEY: Yes.

MR. GRADWOHL: Okay.

CHAIRWOMAN JARMON: Can I get a recommendation?

MS. DUNBAR: So I'd like to make a recommendation that we authorize the name change as requested, the 2019 --

MS. VINEY: East Huntingdon
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MS. DUNBAR: -- East Huntingdon Street, LLC and to also have it have the extension, subject to the submission of the necessary documentation to prove progress has been made, specifically that the LLC has been formalized and that the permits have been requested and provided. And by March based on this, you're saying excavation and foundation work will have begun.

MS. VINEY: Correct.

MS. DUNBAR: You're going to submit that documentation to the Chairperson and it will be presented to the Committee at the next meeting, whatever following the date that you submit the information.

MR. VINEY: Great.

(Duly seconded.)

MR. PURNELL: That was a motion?

CHAIRWOMAN JARMON: All in favor?
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(Aye.)

MR. PURNELL: Second by Jeremy.

CHAIRWOMAN JARMON: All in favor?

(Aye.)

MS. VINEY: Thank you.

MS. GREEN: Thank you.

MS. VINEY: Thank you very much.

CHAIRWOMAN JARMON: The next item is 5129 Lancaster Avenue.

(Witnesses approached podium.)

CHAIRWOMAN JARMON: Hi. Can you state your name for the record.

MR. KAHAN: Bill Kahan, and I'm redeveloping the properties at Lancaster Avenue and Merion Avenue with the principal, Phil Miller to my right.

These properties that we're referring to this morning were purchased in the 1980s and the 1990s by Phil's father-in-law and they operated New Deal Lumber there until the end of May 2016.

Economic conditions and other health
conditions dictated that the property be redeveloped. At this point, we have obtained a lease to redevelop the property for betterment with a high-end retailer, a Rite Aid property. We have a signed 20-year lease.

These properties, as I mentioned, were purchased in the late 1980s and early 1990s, and the properties were complied with all of the restrictions for the reverters and used as commercial property. In our title search in going forward with the development, when we found this when we did a lot consolidation of the 24 lots that we have there that comprise the 1.3 acres, that this was still on the title. Therefore, what we are requesting this morning is that these be -- these restrictions be released and extinguished.

At this point, I'm going to introduce Bill Miller, principal of RCF Inc., and I believe an affidavit was also
submitted to your office before this saying that the properties were used as commercial properties since the initial purchase.

MR. MILLER: Good morning. My name is Philip Miller. I'm President of RCF and also New Deal Lumber Company. New Deal Lumber Company was a Philadelphia corporation since 1935, and we occupied the property at Lancaster and Merion in 1946. I joined the company in 1977, and we closed the company in 2016, but along the route, we obtained properties from the City in both 1988 and 1999. They had abandoned homes on the properties, which we mortgaged the property and we took down the homes. We fenced and lighted and put down concrete pads and incorporated all the properties into the use of our daily business. Unfortunately due to economic reasons and also health reasons on my behalf, we decided to close the business last year in May and we want to move forward with
any development of the property. We have a 20-year signed lease with Rite Aid, and today I come to you to ask you to extinguish and release the restrictions on the property so we can move forward with our development.

MR. THOMAS: Are all of these properties vacant lots or are some of them part of whatever structure there was for the lumber company?

MR. MILLER: They're all incorporated into the structure of the lumber yard.

MR. THOMAS: And is that -- so is this -- I don't know if you need to see this, but so is it all like one big giant vacant lot or is it a building?

MR. MILLER: No. There are buildings on the lots that have to be demolished.

MR. THOMAS: And are there any -- it's just a lot of properties and varying lengths of time that they've been vacant. Are there any outstanding liens
or violations against these properties?

MR. MILLER: No. No. The properties are maintained, and at this point in time, we have people who maintain the property and clean it and it is still lighted. It's insured. There's burglar alarms and sprinkler systems in the empty building. So all the codes are maintained, things up to date.

CHAIRWOMAN JARMON: Are there any further questions?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MR. FRISHKOFF: I make a motion to approve.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. MILLER: Thank you very much.

CHAIRWOMAN JARMON: You're
welcome.

432 Budd Street.

(Witness approached podium.)

MR. PAPADOPOULOS: Hello.

CHAIRWOMAN JARMON: Good morning. Can you state your name for the record.

MR. PAPADOPOULOS: Alexi Papadopoulos.

CHAIRWOMAN JARMON: And you're here to?

MR. PAPADOPOULOS: To get a release. I have a letter from the Department of L&I saying that my final inspection was good, and I have an agreement of sale for the property. A friend of mine wants to buy it from me, so it's a friendly deal.

CHAIRWOMAN JARMON: Can I get a copy of that letter from L&I when you get a chance?

MR. PAPADOPOULOS: Mm-hmm.

CHAIRWOMAN JARMON: Okay. The letter states, On 12/15/2016 a final
inspection was made on the premises. You have passed this inspection. And this is from License and Inspection.

Do I have any questions from the Committee?

MR. GRADWOHL: Have you received your certificate of occupancy?

MR. PAPADOPOULOS: I asked them about that at the L&I office, and they said they don't issue a certificate of occupancy for a single-family dwelling.

CHAIRWOMAN JARMON: Any further questions?

MR. GRADWOHL: Move -- I'm sorry.

CHAIRWOMAN JARMON: Recommendation?

MR. GRADWOHL: Move to grant a release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.
You want this back or you can send me a copy?

MR. PAPADOPOULOS: I have a copy.

CHAIRWOMAN JARMON: Okay.

We'll be in touch.

MR. PAPADOPOULOS: Thank you.

CHAIRWOMAN JARMON: 713 Mercy Street, VC Properties.

(Witness approached podium.)

CHAIRWOMAN JARMON: Hi. State your name for the record again.

MS. VINEY: Yes. Vincent S. Viney, owner of V2 Properties.

CHAIRWOMAN JARMON: And you're here requesting a release and you have the certificate of occupancy.

MR. VINEY: Yes.

CHAIRWOMAN JARMON: Are there any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON:

Recommendation?

MR. FRISHKOFF: Motion to
CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. VINEY: Have a good day.

CHAIRWOMAN JARMON: 2426 East Firth Street.

(No response.)

CHAIRWOMAN JARMON: We're going to table this until next month, because the lot is full of debris.

Vince, you have 2426 Firth also.

MS. VINEY: I'm sorry. Firth?

I'm sorry. Yes.

CHAIRWOMAN JARMON: But it's just a vacant lot that needs to be cleaned. So what's going on with that one?

(Witness approached podium.)

MS. VINEY: Yes. It's a vacant lot. My question to you was, we're
getting ready to start excavation within the next week and a half. It actually is cleared, but the grass is overgrown. We can cut it certainly, but I didn't know if we're going to be excavating, if it made sense to cut the grass if we're going to be digging it up in a week and a half.

MR. THOMAS: Do you have permits to begin excavation?

MS. VINEY: We have permits in place, yeah. We actually -- we don't physically have them, but L&I released the building statements and we have to just go pick up the permits. So they're approved. We just haven't picked them up yet.

MR. THOMAS: Can you send a copy of the permits to the Chair?

MS. VINEY: Sure.

CHAIRWOMAN JARMON: Any further questions?

MR. VINEY: And the grass may already be cut. If it's cut, you want me
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to just send you the pictures?

MR. THOMAS: Yeah.

MR. VINEY: One or the other, right?

MR. THOMAS: Yeah.

So I move that we issue the certificate of completion contingent upon either photographic evidence that the lot has been cleaned and the grass is cut or the permits for excavation. (Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

MS. VINEY: Thank you very much.

CHAIRWOMAN JARMON: You're welcome.

1236 North 5th Street, Miguel and Gloria Leon. (Witness approached podium.)

MR. LEON: Good morning.

CHAIRWOMAN JARMON: Good morning.
MR. LEON: I'm Miguel Leon. My wife and I, Gloria Leon, own this property since 1991. It's about 25 years now. It was a vacant lot that's adjacent to our home at 502 West Thompson. Over the years we've used it as a garden and at times we had vegetable plants on the garden, and we used it for home purposes. However, our children have grown and moved out. My wife and I are older, and the properties in that area are being purchased and renovated. New homes are being built. And we need to sell the property at this time to pay off obligations that we have, including a guarantee to educational loans.

We entered an agreement of sale. The title company sent us a title report, and in it they make reference to the reversion clause that appears in the deed from the Redevelopment Authority to my wife and I. And I spoke with people from the title company. They told me they cannot give clear title to the
purchaser unless the reversion clause is released. I'm here to request a release of the reversion clause.

CHAIRWOMAN JARMON: Okay. Are there any questions from the Committee?

(No response.)

MR. FRISHKOFF: Motion to approve.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: We'll be in touch.

MR. LEON: Thank you.

CHAIRWOMAN JARMON: No problem.

2117 Cross Street, Katherine Briddell.

(Witnesses approached podium.)

CHAIRWOMAN JARMON: Good morning.

MS. BRIDDELL: Good morning.

CHAIRWOMAN JARMON: Please state your name for the record.
MS. BRIDDELL: Katherine Briddell Jackson.

CHAIRWOMAN JARMON: And you're here requesting a release. You own the adjacent property?

MR. BRIDDELL: Yes.

CHAIRWOMAN JARMON: You received this as a side yard --

MS. BRIDDELL: Yes.

CHAIRWOMAN JARMON: -- back in 2001. And you're requesting to sell for 147,500?

MS. BRIDDELL: Yes.

CHAIRWOMAN JARMON: Any questions from the Committee?

(No response.)

CHAIRWOMAN JARMON: Recommendation?

MR. GRADWOHL: The lot appears to have some debris on it. I don't know if the members --

MS. BRIDDELL: I sent the picture to --

MS. DREER: Hello. My name is
Yolanda Dreer (ph). I'm her niece.

Since then, we were out there.

We did take pictures. As you can see, the lot is gated off. I think most of the debris is someone throwing stuff over the fence or just bags flying from the wind. But it has been cleaned since then. We did take pictures, but since then it snowed. We did send -- I did send Ms. Jarmon an e-mail of the picture just when we came in.

CHAIRWOMAN JARMON: Oh, okay.

MS. DREER: So I did send that to your e-mail, but it has been cleared since then.

MR. GRADWOHL: Okay.

CHAIRWOMAN JARMON: Okay.

MS. DUNBAR: Do you have a picture on your phone?

MS. DREER: Yes, I do.

CHAIRWOMAN JARMON: Can I get a recommendation?

MR. THOMAS: I think she's just going to show the picture.
MS. DREER: Feel free to pass it around, yes.

CHAIRWOMAN JARMON: It just has snow on it now, so that covers up whatever was there.

MS. DUNBAR: We're good.

Motion to release.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

MR. BRIDDELL: Thank you.

MS. DREER: Thank you so much.

Have a good day.

MS. DUNBAR: You too. Thank you.

CHAIRWOMAN JARMON: Innova Redevelopment, 1452 South Bouvier, 1411 South Colorado, 1523 South Colorado, and 1528 South Bouvier.

(Witness approached podium.)

MR. ALLEGRETTI: Hi. I'm Bud Allegretti with Innova Redevelopment.
Allegretti is spelled A-L-L-E-G-R-E-T-T-I. I'm here to request a certificate of completion and release reverter conditions for these four properties, which are the final four properties of the 15-unit workforce housing development. Two of them are complete and have received certificates of occupancy from L&I and the remaining two will be complete by the end of the month, with all the settlement dates with buyers this month.

MR. THOMAS: When are the sale dates of the properties that don't have the certificates of occupancy?

MR. ALLEGRETTI: Well, the settlement dates on the certificates of sale are the 31st of this month.

MR. THOMAS: And those properties will be done by then?

MR. ALLEGRETTI: Yes.

MR. THOMAS: And you have certificates of occupancy?

MR. ALLEGRETTI: Yes. We have
the inspection scheduled for next week,
beginning of next week.

MR. THOMAS: And so which of
these -- which two are done and have the
CO?

MR. ALLEGRETTI: 1411 Colorado
and 1528 Bouvier are done with CO's.

MR. THOMAS: And 1528 Bouvier?

MR. ALLEGRETTI: And 1528
Bouvier.

MR. THOMAS: So I move that for
1411 and 1528 -- or 1411 South Colorado
and 1528 South Bouvier Street we issue a
certificate of completion, and then for
1452 South Bouvier Street and 1523 South
Colorado Street we issue a certificate of
completion contingent upon receiving the
certificates of occupancy from you to Ms.
Jarmon.

MR. ALLEGRETTI: Okay.

(Duly seconded.)

CHAIRWOMAN JARMON: All in
favor?

(Aye.)
CHAIRWOMAN JARMON: Thank you.

MR. ALLEGRETTI: Thank you.

CHAIRWOMAN JARMON: 2007 North 5th Street, Sonia Santiago.

(No response.)

CHAIRWOMAN JARMON: We're going to table this. The applicant isn't here and there's an old car parked on this lot. We want to table this until next month.

MR. THOMAS: The letter says she now resides in Florida. So I don't know if that will be...

CHAIRWOMAN JARMON: I'm sorry. So can we get it approved contingent upon this vehicle being removed.

MR. THOMAS: Just to clarify, the lot in question is just the one with the car, not the one next to it?

CHAIRWOMAN JARMON: Right. Just the one that has the fence around it where the car is.

MR. THOMAS: I move that we offer a certificate of completion when
the applicant shows that the lot is cleared of any debris and old automobiles.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

2668 to 70 Coral Street, William Duffy.

(No response.)

CHAIRWOMAN JARMON: We're going to table this until next month.

The next item is 2308 Collins Street, Diane Flanagan.

(No response.)

CHAIRWOMAN JARMON: All right.

We're going to table it until next month.

2705 Belgrade.

(No response.)

CHAIRWOMAN JARMON: We're going to table this Belgrade until next month.

They were supposed to send me the letter and the agreement and I never received
CHAIRWOMAN JARMON: We're going to table.

1514 Parrish Street, 1514 to 16 Parrish Street, LLC.

(Witness approached podium.)

CHAIRWOMAN JARMON: Hi.

MS. MATZ: Hi, Susie. How are you?

CHAIRWOMAN JARMON: Good morning. Can you state your name for the record.

MS. MATZ: Karen Matz, M-A-T-Z. I'm with Matz Land Transfer Services, Inc.

CHAIRWOMAN JARMON: And you're representing the LLC?

MS. MATZ: Yes, the current owner of the property.

CHAIRWOMAN JARMON: Are there any questions from the Committee?
MR. GRADWOHL: This property is new construction?

MS. MATZ: That's correct.

They just did new construction on it. It's been vacant forever and then finally they did new construction on it. So we have to remove the reverter on their behalf. Their lender is requiring that it be done.

MR. GRADWOHL: Okay.

MS. MATZ: I'm sorry. My voice is a little -- I have a cold.

MR. GRADWOHL: That's fine. Do they have a certificate of occupancy?

MS. MATZ: I believe they do. If you require it, I'll certainly ask them of it and get that for you.

MR. GRADWOHL: Okay.

CHAIRWOMAN JARMON: Okay. Can I get a recommendation?

MS. DUNBAR: Motion to -- you want to do it?

MR. GRADWOHL: I'll do it.
Move to grant the certificate of completion contingent upon the receipt of the certificate of occupancy.

MS. MATZ: Great. I will get that right away.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

MS. MATZ: Thank you very much.

CHAIRWOMAN JARMON: Thank you.

I just want to add the minutes from the December 13th, 2016 meeting.

MR. FRISHKOFF: Motion to approve the minutes.

(Duly seconded.)

CHAIRWOMAN JARMON: All in favor?

(Aye.)

CHAIRWOMAN JARMON: Thank you.

The meeting has been adjourned.

(Vacant Property Review Committee concluded at 11:00 a.m.)

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CERTIFICATE

I HEREBY CERTIFY that the proceedings, evidence and objections are contained fully and accurately in the stenographic notes taken by me upon the foregoing matter, and that this is a true and correct transcript of same.

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MICHELE L. MURPHY
RPR-Notary Public

(The foregoing certification of this transcript does not apply to any reproduction of the same by any means, unless under the direct control and/or supervision of the certifying reporter.)
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**Vacant Property Review Board**

January 10, 2017

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**STREHLOW & ASSOCIATES, INC.**

(215) 504-4622

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